The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Haaring under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the construction of an addition to the side of the existing dwelling at BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204 #4 Banat Court outside of the allowable building area on the lot in BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE accordance with Section 1201.3.A.7.b.iii. BALTIMORE COUNTY HARRY J. PISTEL, P. E. DIRECTOR July 23, 1984 Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204 Mr. Robert W. Beddoe Banat Court Mr. Arnold Jablon Baltimore, Md. 21237 ZONING PLANS Zoning Commissioner County Office Building I/We do solemnly declare and affirm, under the penalties of perjury, that I/WeXam the arexter leaves to expressive Petitions which in the war in the which in the war is the contract of the c Towson, Maryland 21204 RE: Item No. 323 - Case No. 85-26-SPH Petitioner - Robert W. Beddoe Special Hearing Petition Chairman ADVISORY COMMITTEE Contract Purchaser Bureau of Dear Mr. Beddoe: Robert W. Beddoe The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. Department of (Type or Print Name) Bureau of The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject (Type or Print Name) Project Planning Building Department City and State Board of Education Baltimore County highway and utility improvements are not directly involved Enclosed are all comments submitted from the members of the Committee at this time that offer or request inforand are as secured by Public Works Agreement 147302, executed in conjunction with the development of "Kings Court", of which this property is a part. Attorney for Petitioner: 574-6247 mation on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly. #6 Banat Court Development of this property through stripping, grading and stabilization could Baltimore, Md. 21237 result in a sediment pollution problem, damaging private and public holdings down-stream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil. City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted The Petitioner must provide necessary drainage facilities (temporary or Mr. & Mrs. John T. Morini LEGA CWNERS Very truly yours. permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem Bechalas f. Connoder lice Name 4 Banat Court 21237 391-1907 which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner. NICHOLAS B. COMMODARI PETITION AND SITE PLAN Chairman This office has no further comment in regard to the plan submitted for Zoning Plans Advisory Committee ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_21st\_\_\_\_\_ required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-EVALUATION COMMENTS cc: Mr. & Mrs. John T. Morini out Baltimore County, that property be posted, and that the public hearing be had before the Zoning 4 Banat Court Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore Baltimore, Md. 21237 GSB:EAM:FWR:ss County, on the \_\_\_\_\_30th \_\_\_\_ day of \_\_\_\_July \_\_\_\_, 19\_84 , at 10:15 o'clock M-SW Key Sheet NE 6 H Topo Z.C.O.-No. 1 BALTIMORE COUNTY, MARYLAND BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON MARYLAND 21204-2586 INTER-OFFICE CORRESPONDENCE TED ZALESKI, JR. NORMAN E. GERDER Date July 18, 1984 PAUL H. REINCKE TO Zoning Commissioner June 18, 1984 Norman E. Gerber, Director FROM Office of Planning and Zoning Zoring Commissioner County Office Building Mr. William Hammond Toning Commissioner Robert W. Beddoe Office of Planning and Zoning SUBJECT No. 85-26-SpH Re: Zoning Advisory Meeting of 5-29-84 Item # 323 Baltimore County Office Building Towson, Maryland 21204 Property Owner: Robert W. Beddoe Location: NWS Banat Court, NE of Balistan Rd. Attention: Nick Commodari, Chairman The amended development plan was approved by the Planning Board on Zoning Plans Advisory Committee The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are June 21, 1984. RE: Property Owner: Robert W. Beddoe Location: NW/S Banat Ct. 128' N/E of Balistan Road (X) There are no site planning factors requiring comment.
 ( )A County Review Group Meeting is required.
 ( )A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services. Zoning Agenda: Meeting of 5/29/84 Item No.: 323 )This site is part of a larger tract; therfore it is defined as a Gentlemen: subdivision. The plan must show the entire tract.

)A record plat will be required and must be recorded prior Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required o issuance of a building permit. NEG/JGH/sf to be corrected or incorporated into the final plans for the property. )The access is not satisfactory.
)The circulation on this site is not satisfactory. The parking arrangement is not satisfactory. ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the This property contains soils which are defined as wetlands, and development on these soils is prohibited.
)Construction in or alteration of the floodplain is prohibited 85-24-5PH Department of Public Works. under the provisions of Section 22-98 of the Development ( ) 2. A second means of vehicle access is required for the site. Development of this site may constitute a potential conflict with the Baltimore County Master Plan. (X) The amended Development Plan was approved by the Planning Board on June 21,1984 ( )Landscaping should be provided on this site and shown on the plan. ( ) 3. The vehicle dead end condition shown at \_\_\_\_ BALTIMORE COUNTY OFFICE OF PLANNING & ZONING The property is located in a deficient service area as defined by EXCEEDS the maximum allowed by the Fire Department. Bill 178-79. No building permit may be issued until a Reserve County Office Building Capacity Use Certificate has been issued. The deficient service 111 W. Chosapeake Avenue ( ) 4. The site shall be made to comply with all applicable parts of the

Fire Prevention Code prior to occupancy or beginning of operation.

comply with all applicable requirements of the National Fire Protection

Noted and Xiloige M Weigaman

Fire Prevention Burea

Association Standard No. 101 "Life Safety Code", 1976 Edition prior

家) 5. The buildings and structures existing or proposed on the site shall

( ) 7. The Fire Prevention Bureau has no comments, at this time.

to occupancy.

( ) 6. Site plans are approved, as drawn.

Planting Group

Special Inspection Division

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

)The property is located in a traffic area controlled by a "D" level

intersection as defined by Bill 178-79, and as conditions change

traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Chief, Current Planning and Development

)Additional comments:

cc: James Hoswell

BUREAU OF ENGINEERING - BALTIMORE COUNTY, MO.

Zoning Advisory Committee review in connection with this Item 323 (1983-1984). Very truly yours, GILBERT S. BENSON, P.E., Asst. Chief Bureau of Public Services 21 & 22 NE 29 Pos. Sheets 82 Tax Map BALTIMORE COUNTY DEPARTMENT CAT PER MITS & LICENSES TOWSON, MARYLAND 21204 Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204 Dear Mr. Jablon: Comments on Item # 323 Zoning Advisory Committee Meeting are as follows: Location: NW/S Banat Court 128' N/E of Balistan Road Existing Zoning: D.R. 5.5 Proposed Zoning: D.H. >>>
Proposed Zoning: Special Hearing to disapprove the construction of an addition to the side of the existing dwelling at #4 Banat Court outside of the allowable building area on the lot in accordance with Acres: Lot #7, Kings Court, Section 1Bol. 3.2.7.b.iii.

District: Lith Section III, Phase I, 42-76 X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 Expression and other applications are applications and applications are applications are applications are applications and applications are applications and applications are applications are applications are applications are applications and applications are applications are applications and applications are applications and applications are applications are applications are applications are applications are applications and applications B. A building/\_\_\_\_\_permit shall be required before beginning construction. C. Residential: Three sets of constructica drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data. D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application. B. An exterior wall erected within 6'O for Commercial uses or 3'O for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. I firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2. F. Requested variance appears to conflict with the Baltimore County Building Code, G. A change of compancy shall be applied for, along with an alteration permit application, and three vequired sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to 2132 day of June 1984. this office, that, the structure for which a proposed change in use is proposed can comply with the buight/area requi struction classification of Table 401. These comments reflect only on the information provided by the drawings sublitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave. Very oruly yours, Chairman, Zoning Plans Marles I chumlon Charles E. Burnhan, Chief

Flams heview

Re: Item 323 (1983-1984)

District: 14th

Property Owner: Robert W. Bedioe

Phase I, 42-76

N/WS Banat Ct. 128' N/E of Balistan Rd.

Acres: Lot #7, Kings Court, Sec. III,

Advisory Committee

Towson, Maryland 21204

Petitioner

Attorney

Zoning Commissioner

Received by

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts: The Petitioner, Robert W. Beddoe, is concerned that the proposed addition will encroach even further, i.e., closer to his home, and that this will adversely effect his property value and the quiet enjoyment of his Jahra property. Lilt should be noted that Mr. and Mrs. John T. Morini, the property owners, have an existing 101 x 121 porch attached to the side of their home which they basically propose to enclose and increase to 10' x 121' force the purpose of providing more space for their growing family. The new room will extend six inches closer to the side opposite the Petitioner's property and will extend no closer to the Petitioner than the porch does now. The Baltimore County Planning Board approved the amended development plan on June 21, 1984. Inasmuch as the conditions precedent delineated by Section 502.1, Baltwith ities wimore County Zoning Regulations (BCZR), have been satisfied by the property owners, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of July, 1984, that the request for disapproval of the proposed addition be and, as such, the Petition for Special Hearing is hereby DENIED, from and after the date of this Order; however, the proposed addition shall be subject to the following restrictions: 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition. The proposed addition shall be absolutely no closer to the Petitioner's home than the porch is at present. 3. The landowner shall insure that run-off from their addition will not adversely effect the Petitioner. Baltimore County Table Stude Same 1 AJ/srl cc: Mr. Robert W. Beddoe Mr. & Mrs. John T. Morini

July 2, 1934

Mr. Robert W. Beddoe 6 Banat Court Baltimore, Maryland 21237

> NOTICE OF HEARING Re: Petition for Special Hearing N/S Banat Ct., 128' NE of Balistan Road (4 Banat Court) Case No. 85-26-SPH

TIME: 10:15 A.M. DATE: Monday, July 30, 1984 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

ce: Mr. & Mrs. John T. Morini 4 Banat Court Baltimore, Maryland 21237

of Baltimore County

BALTIMORE COUNTY, MARY AND No. 130567 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT R-01-615-000 3500 Men #323 Speid Herry 6 G31+++++350CIU 8185A

: BEFORE THE ZONING COMMISSIONER RE: PETITION FOR SPECIAL HEARING N/S Banat Ct., 128' NE of Balistan Rd. (4 Banat Ct.)

14th District

Case No. 85-26-SPH

JCHN T. MORINI, et ux, Petitioners

ENTRY OF APPEARANCE

::::::

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter i of the passage of any preliminary or final Order.

> Phyllis Cole Friedman People's Counsel for Baltimore County

OF BALTIMORE COUNTY

Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188

I HEREBY CERTIFY that on this 12th day of July, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. John T. Morini, 4 Banat Court, Baltimore, MD 21237, and Robert W. Beddoe, 6 Banat Court, Baltimore, MD 21237.

85-26-5/H

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY

District 14	Date of Posting 70/15/84  Byllial Tharman  Morini, et usk  Banut et. 128'NE & Balantan Re
Posted for: Selection for	Excelled Tharman
Petitioner: Jehn T	Morini, et use
Location of property: $\Lambda L L$	Bronat Ct. 128'NE of Palertan Rd
	~ ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
Location of Signs: Frant of	6 property (#4 franch (1.)
0	
Remarks:	
Posted by Blan 2: Lo	deman Date of return: 7/20/84
Signature	Date of Feture:
Mumber of Signs:	

Petition for Special Hearing 14th Election District ZONING: Petition for Special Hear-LOCATION: North side of Banat Court, 128 ft. Northeast of Balistan Road (4 Banat Court).

DATE & TIMEz Monday, July 30, 1984 at 10:15 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Cheanpeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to: determine Zoning Regulations, to: determine whether or not the Zoning Commissioner and/e deputy Zoning Commissioner should disapprove the construction e. an addition to the side of the existing dwelling at 4 Banat Court, outside of the allewable building area on the lot in accordance with ing area on the lot in accordance with Section 1B01.3.A.7.b.iii Robert W. Beddoe, owned by John T. Morini, et ux, as shown on plat plan filed with the Zoning Department, which is

granted, a building permit may be issued ithin the thirty (30) day appeal period. The Zoning Commissioner

will, however, entertain any request for a stay of the issuance of said per-

mit during this period for good cause shown. Such request must be received

in writing by the date of the hearing

BY ORDER OF:

Zoning Commissioner Of Baltimere County

Arnoid Jables

set above or made at the hearing.

**Times** 

This is to Certify, That the annexed

was inserted in Oge Times, a newspaper printed and published in Baltimore County, once in each weeks before the \_\_\_\_\_ John D. Wille Publis

DESCRIPTION

Located on the northwest side of Banat Court approximately 128 feet northeast of Balistan Road and known as Lot 7 as shown on the amended plat I Kings Court, Section III, Phase I, which is recorded in the land records of Baltimore County in liber 42,

folio 76. Also known as #4 Banat Court.

RE: Demand for a public hearing on the Amendment to the 2nd Amended partial Development Plan of Kings Court, Sec. III, Phase I, Lot #7, Blk. "B". 14th Election District Dear Mr. Morini: The purpose of this letter is to officially notify you that the posting of

May 13, 1984

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

TOWSON, MARYLAND 21204 494-3353

ARNOLD JABLON ZONING COMMISSIONER

Mr. John T. Morini

Baltimore, Maryland 21237

4 Banat Court

your property has resulted in a demand for a public hearing by Robert W. Beddoe on 5/18/84 concerning your proposed amcadment to the above mentioned development

Mr. Beddoe has applied for a special hearing for disapproval the same day, under Item #323, and he is responsible for paying all fees including reposting and advertising. You will be notified of the date and time of the hearing by this office as soon as it is scheduled.

I regret to inform you that we are withholding approval of your amendment because it has been superceded by a hearing request pursuant to Section 1B01.3.A. 7.b.iii of the Baltimore County Zoning Regulations. If you need any further explanation or additional information, please feel

free to contact me in this office at 494-3391.

Zoning Associate III

cc: Mr. Robert W. Beddoe. #6 Banat Court, Baltimore, Maryland 21237 Mr. Eugene A. Bober, Chief, Current Planning & Development Division, Office of Planning and Zoning

Zoning File

85-26-5PH CERTIFICATE OF PUBLICATION 

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on ----July-12----, 19----84

THE JEFFERSONIAN,

SFFICE SORY

OF5-20-52 DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., \_\_\_\_Tuly\_12\_\_\_\_, 1984\_ THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on \_\_\_\_July\_12\_\_\_\_\_, 19\_\_\_8&

DATE & TIME: Monday, July

PUBLIC HEARING: Reon 106, County Office Building 111 W. Chemponke Avenue Towson, Maryland

shows on pist plan from the Zoning Department.

It is a the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuence of said permit during the period for good cause shows. Such request must be zeesived in writing by the data of the heaving set above or made at

hearing set above or made

the hearing.
BY Order Of
ARNOLA JABLON.
Zoning Commissioner
of Baltimore County

THE JEFFERSONIAN,

18 Venetorki

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER

July 25, 1984

Mr. Robert W. Beddoe 6 Banat Court Baltimore, Maryland 21237

> Re: Petition for Special Hearing H/S Banat Ct., 128' ME of Balistan Road (4 Banat Court) John T. Morini, et ux - Petitioners Case No. 85-26-8PA

This is to advise you that \_\_\_\_\_\_is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 131951 DLDJABLON ng Commissioner

Sincerely,

Robert Beddoe Non-advertising & Posting Case #85-25-SPR (John T. Morini, et un)

MOUNT \$55.46

# 046-2----554544 b302F

VALIDATION OR SIGNATURE OF CASHIER

VALIDATION OR SIGNATURE OF CASHIER

BUREAU OF ENGINEERING - BALTIMORE COUNTY, MD.

PETITION FOR SPECIAL HEARING

14th Election District

ZONING: Petition for Special Hearing

LOCATION: North side Banat Court, 128 ft. Northeast of Balistan
Road (4 Banat Court)

DATE & TIME: Monday, July 30, 1984 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

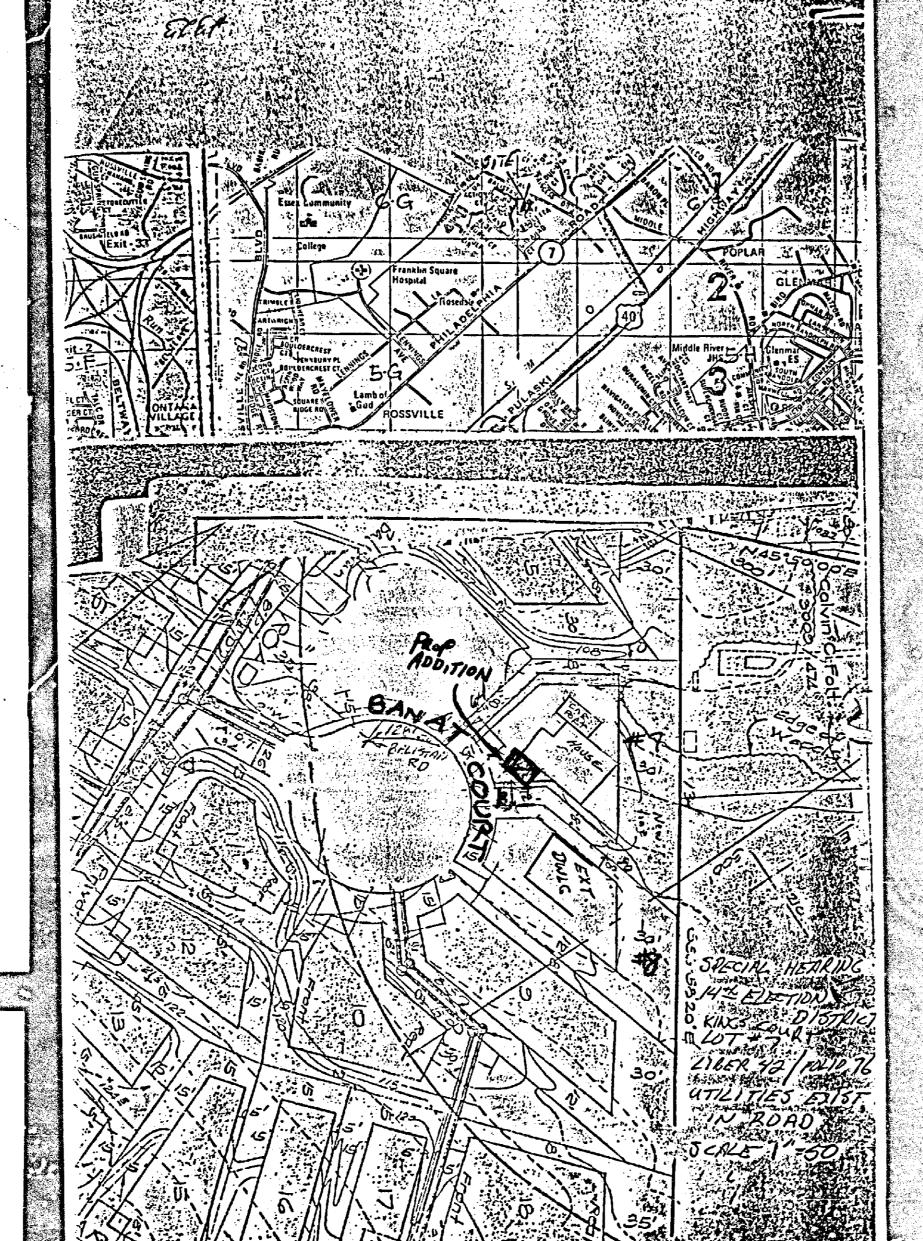
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should disapprove the construction of an addition to the side of the existing dwelling at 4 Banat Court, outside of the allowable building area on the lot in accordance with Section 1B01.3.A.7.b.iii

Being the property petitioned by Robert W. Beddoe, owned by John T. Morini, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY





DESCRIPTION

Located on the north side of Banat Court approximately 128 feet northeast of Balistan Road and known as Lot 7 as shown on the amended plat I Kings Court, Section III, Phase I, which is recorded in the land records of Baltimore County in liber 42, folio 76. Also known as #4 Banat Court.

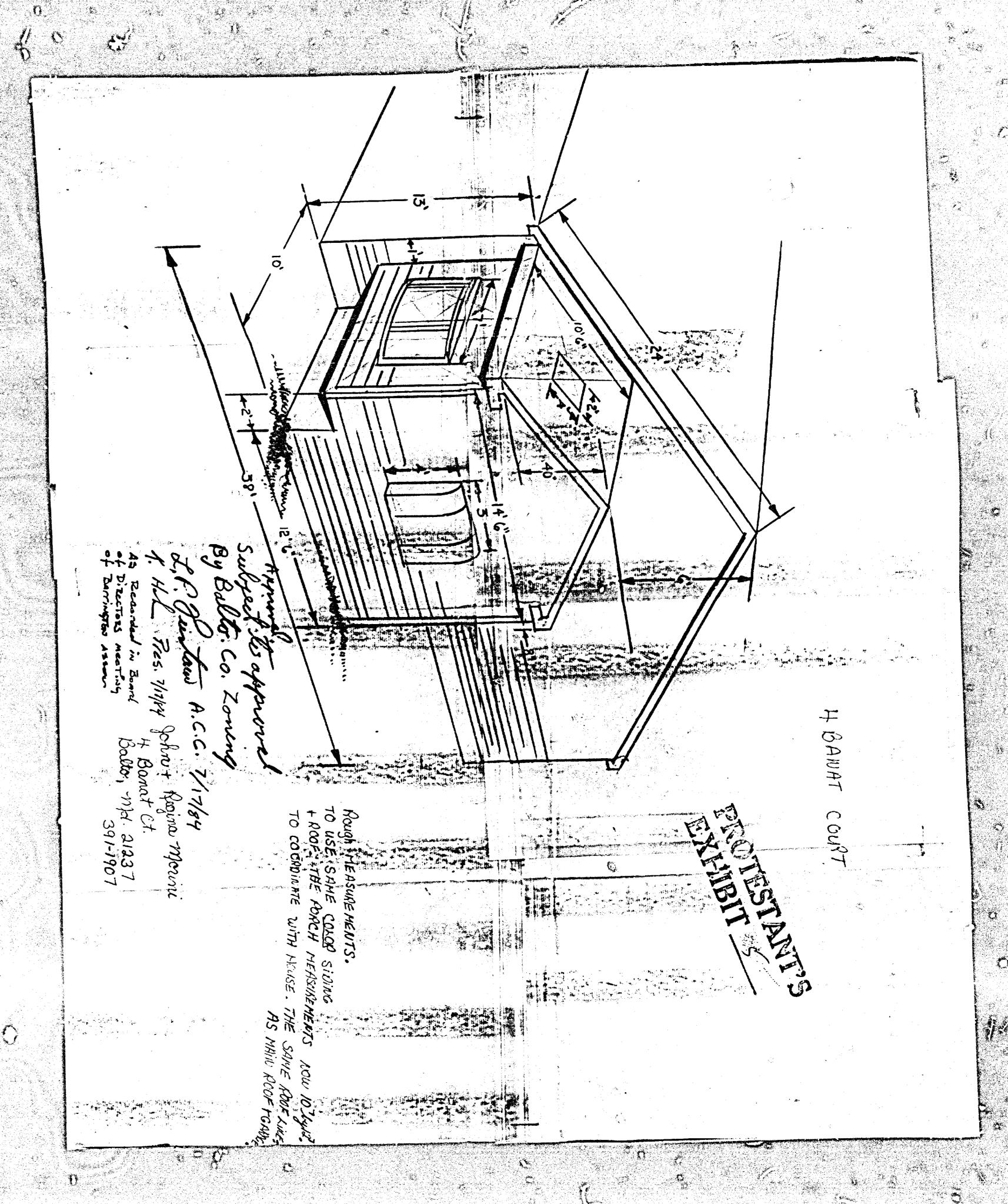












BUREAU (F ENGINEERING - BALTIMORE COUNTY, MO.